074.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,900 / 887,900
					USE VALUE:	887,900 / 887,900
					ASSESSED:	887,900 / 887,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	135 RIDGE LLC
Owner 2:	
Owner 3:	
Street 1:	1337 MASSACHUSETTS AVE
Street 2:	SUITE 302
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCGILL ROBERT A TRUSTEE -
Owner 2:	ROBERT A MCGILL TRUST -
Street 1:	135 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2113 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	336,600	5,300	546,000	887,900
Total Card	0.275	336,600	5,300	546,000	887,900
Total Parcel	0.275	336,600	5,300	546,000	887,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.31 /Parcel: 420.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46649

GIS Ref

GIS Ref

Insp Date 10/05/18

!6188!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,600	5300	12,000.	546,000	887,900		Year end	12/23/2021
2021	101	FV	336,600	5300	12,000.	546,000	887,900		Year End Roll	12/10/2020
2020	101	FV	336,600	5300	12,000.	546,000	887,900	887,900	Year End Roll	12/18/2019
2019	101	FV	276,800	5600	12,000.	546,000	828,400	828,400	Year End Roll	1/3/2019
2018	101	FV	276,800	5600	12,000.	468,000	750,400	750,400	Year End Roll	12/20/2017
2017	101	FV	276,800	5600	12,000.	436,800	719,200	719,200	Year End Roll	1/3/2017
2016	101	FV	276,800	5600	12,000.	374,400	656,800	656,800	Year End	1/4/2016
2015	101	FV	250,700	5800	12,000.	335,400	591,900	591,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:28:16

LAST REV

Date	Time
12/06/21	11:53:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6188

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGILL ROBERT A	79165-371	1	11/17/2021		815,000	No	No		
MCGILL ROBERT A	55961-55		12/2/2010	Convenience	99	No	No		
DAEVERIS ADRIEN	26851-263		11/25/1996		229,000	No	No		Y

USER DEFINED

Prior Id # 1:	46649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2013	1275	Manual	4,746	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
6/12/2009	Measured	189	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
3/4/1994			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.65	4									546,000						546,000	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	546,000	Spl Credit		Total:	546,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99644244
Adj $ / SQ:	127.794
Other Features:	119000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457286
Depreciation:	120723
Depreciated Total:	336562

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

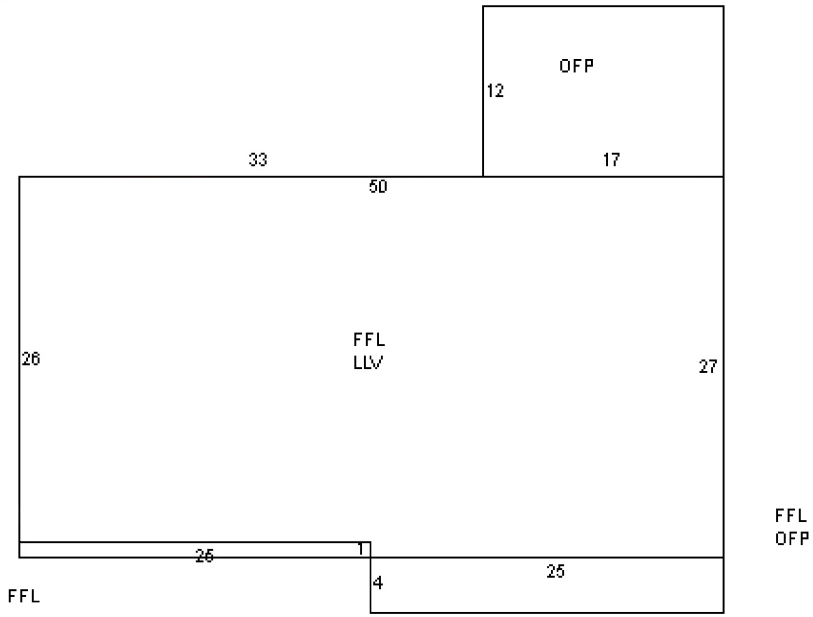
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,450	127.790	185,301
LLV	Lower Level	1,325	79.070	104,771
OFP	Open Porch	304	21.850	6,642
	Net Sketched Area:	3,079	Total:	296,714
Size Ad	1450	Gross Area	3079	FinArea 2113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	140.57
Special Features:	0	Val/Su Net:	109.32
Final Total:	336600	Val/Su SzAd	232.14

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	12X32	A	AV	1970	22.59	T	39.2	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300